

10 Whitehill Road, Cambridge, CB5 8LT

Offers Over £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 323130

AN ATTRACTIVE AND THOUGHTFULLY EXTENDED, 1930S SEMI-DETACHED HOME WITH BEAUTIFULLY ESTABLISHED GARDENS AND A VERSATILE GARDEN STUDIO. OFFERED WITH NO ONWARD CHAIN.

- 1930s semi-detached property
- Loft conversion, kitchen extension
- Total plot size - approx 0.1 acres
- Gas-fired heating to radiators
- Separate utility / boot room
- Sizable garden with garden studio
- 1405.9 sqft / 130.6 sqm
- Private driveway parking
- 3 bedrooms, 2 bathrooms, 2 receptions
- Nearby cycle route to Cambridge North Station

This attractive 1930s semi-detached home has been thoughtfully extended to provide beautifully proportioned and versatile accommodation arranged over three floors. Presented in very good order throughout, the property combines the character and charm of its period origins with the practical requirements of modern family living, complemented by a delightful established garden and a substantial detached garden studio.

The accommodation is particularly appealing for its natural light, generous room proportions and attractive original features, including timber flooring, fireplaces and bay windows.

On the ground floor, a welcoming entrance hall leads to an elegant sitting room with a bay window overlooking the front garden, an attractive fireplace and warm timber flooring. The sitting room opens through to a generous dining room, creating a wonderful sense of space and providing an ideal setting for both everyday family life and entertaining. French doors open directly onto the rear garden, allowing the outside space to become a natural extension of the living accommodation.

The kitchen/breakfast room is fitted with a range of traditional-style cabinetry, timber work surfaces and integrated appliances, while a particularly useful utility/boot room offers excellent additional storage and practical access to the outside.

The first floor provides two well-proportioned double bedrooms, both enjoying attractive outlooks and retaining a number of charming period details. These are served by a family bathroom. The second floor is devoted to a generous principal bedroom suite, with an adjoining en suite bathroom. The elevated position of this room and its attractive outlook add to the appeal of the accommodation.

A particular feature of the property is the delightful rear garden, which has been lovingly established over time to create a wonderfully mature and private setting. Predominantly laid to lawn, it is framed by an abundance of established trees, shrubs and colourful planting, providing year-round interest and a pleasing sense of seclusion. Paths lead through the garden, with areas offering opportunities for outdoor dining, relaxation and entertaining.

Positioned towards the rear of the garden is an impressive detached studio, extending to approximately 194.9 sqft. With extensive glazing overlooking the garden, the studio is flooded with natural light and provides an exceptionally versatile space, ideally suited to use as a home office, creative studio, gym or additional recreational accommodation.

To the front, the property benefits from a driveway providing off-street parking, together with attractive planted borders and a useful timber garden store.

Location
Whitehill Road is a wide road conveniently located for access to the city centre and Newmarket Road, and only 15 minutes' walk to the pleasant riverside open space of Stourbridge Common. The area is very practical being located within walking distance of a doctor's surgery, a library, and many eateries. The Chisholm trail is also nearby and provides easy access to Cambridge North Station. There are additional amenities with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby. There is primary schooling at The Galfrid Academy, which feeds into Coleridge Community College, which is part of the Parkside Federation.

The Abbey public swimming pool, gym and leisure centre is a stone's throw from the property, being located just off Whitehill Road, with Coldham's Common beyond. In close proximity is a bus stop, which has services running to the city centre, Addenbrooke's and the mainline train station.

The property is a mile from the historical village of Fen Ditton, which has three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam. Communications are excellent with regular bus services and plenty of cycle paths into the city. The A10/A14 road networks are also just a 5-minute drive away and provide easy access to the Cambridge Science Park.

Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

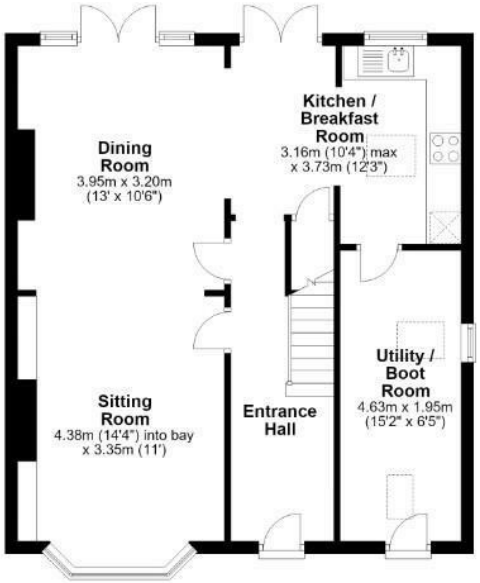






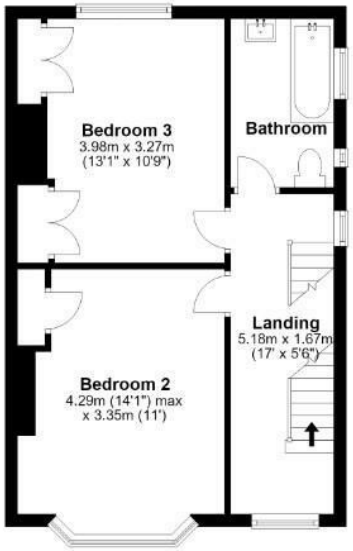
Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



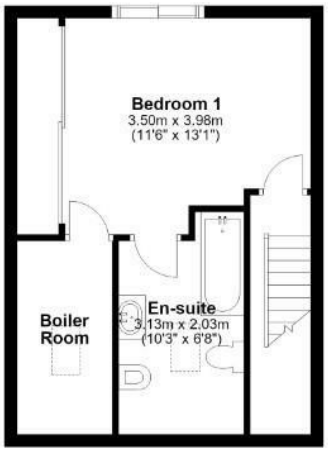
First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Second Floor

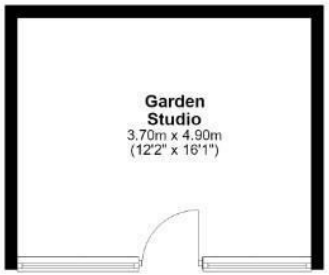
Approx. 32.0 sq. metres (344.9 sq. feet)



Garden Studio

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

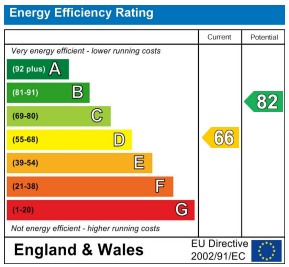
Plus outbuildings, approx. 18.1 sq. metres (194.9 sq. feet)



Main area: Approx. 130.6 sq. metres (1405.9 sq. feet)

Plus outbuildings, approx. 18.1 sq. metres (194.9 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.




















BEVERLEY
10




MODERN








Pasta

